

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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ZBA 2005-58

Petition of Wellesley Conservation Council

Cronk's Rocky Woodland, adjacent to 10 Crown Ridge Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, August 11, 2005 at 7:30 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of WELLESLEY CONSERVATION COUNCIL, requesting a Special Permit pursuant to the provisions of Section XXIIA and Section XXV of the Zoning Bylaw to install an externally illuminated 2.7 foot by 3 foot standing sign with a total area of 8 square feet set back 2 feet from the sidewalk at CRONK'S ROCKY WOODLAND at CROWN RIDGE ROAD, in a Single Residence District. A Special Permit is requested to exceed the area of 1 square foot allowed in a Single Residence District.

On July 25, 2005, the petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Nancy Bagdasarian who said that there was a mistake on the application. She said that the sign will not be illuminated. She said that the Conservation Council had received a grant from the Community Preservation Committee to have signs made for all 11 eleven of their properties which are public sanctuaries. Two of the signs will not meet setback requirements.

The Board asked about the color of the sign. Ms. Bagdasarian said that it will be mahogany that is expected to bleach out to a gray/brown look. She said that the Wellesley Conservation Council seal will be carved by a local resident. She said that the sign will be more attractive than what they have there now. She said that the sign will identify the property for the public and hopefully alleviate the encroachment problem they are experiencing.

The Board asked about the encroachment. Ms. Bagdasarian said that people throw shrubs and yard waste on some of their smaller properties. She said that the Council hoped that having a highly visible sign would prevent that. She said that the signs that they have there now are in a state of disrepair.

The Board asked about the color of the lettering. Ms. Bagdasarian said that the seal will be a cream color with a dark green tree. She said that the lettering will be dark green.

ZBA 2005-58

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The Board asked about the small building on the Cronk land. Ms. Bagdasarian said that the building belonged to the house that was originally on the land. She said that it was a shed or cottage. She said that the Council is in the process of fixing it up. The Board asked about the use of the building. Ms. Bagdasarian said that the Council uses it for storage.

The Board asked about the kind and intensity of public use the Conservation Council anticipated at the site, noting that it is difficult to walk there. Ms. Bagdasarian said that it is a rocky woodland and the Council tries to preserve the sanctuaries in their natural state.

The Board asked if the Conservation Council anticipates use by people other than neighbors as there may be a parking issue. Ms. Bagdasarian said that once a year they have an open house that is advertised in the Townsman. She said that it does get a lot of use by the neighbors.

The Board said that the sidewalk is not shown on the site plan. The Board asked how far back from the property line the sign will be. Ms. Bagdasarian displayed a color photo showing where the sign will be located. The Board said that it will require that the petitioner submit a site plan showing where the sign will be located.

The Board said that the petitioners are requesting exceptions from two requirements of the Zoning Bylaw, size and location. The Board will need to approve the Special Permit for a specific location.

The Board asked if the fence is on the property line. Ms. Bagdasarian said that it is. She said that the woods are behind the fence.

The Board asked if this will be the only sign on the property. Ms. Bagdasarian said that it will be.

Statement of Facts

The subject property is located at Cronk's Rocky Woodland, adjacent to 10 Crown Ridge Road, in a Single Residence District.

The petitioner is requesting a Special Permit to install a 2.7 foot by 3 foot standing sign with a total area of 8 square feet set back 2 feet from the sidewalk.

A sketch of the new sign, site plan, and photograph were submitted.

On June 29, 2005 the Design Review Board approved the sign.

On July 27, 2005, the Planning Department staff reviewed the petition and had no objection to granting the request.

ZBA 2005-58
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Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject structure does not conform to the current Zoning Bylaw, as noted in the foregoing Statement of Facts.

It is the finding of this Authority that installation of a 2.7 foot by 3 foot standing sign with a total area of 8 square feet set back 2 feet from the sidewalk is in harmony with the intent and purpose of Section XXIIA of the Zoning Bylaw.

Therefore, a Special Permit is granted, as voted unanimously by this Authority, to install the sign in accordance with the submitted drawings, subject to the following conditions:

1. A site plan showing the location of the sidewalk and the sign be submitted.
2. There will be no illumination of the sign.

The Inspector of Buildings is hereby authorized to issue a permit for the proposed sign subject to approval of a sign application. No sign shall be installed until said permit has been issued.

ZBA 2005-58
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APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN
THE OFFICE OF THE TOWN CLERK.

Cc: Planning Board
Inspector of Buildings
lrn

J. Randolph Becker, Acting Chairman

Robert A. Bastille

Cynthia S. Hibbard